

073.0

0001

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

804,600 / 804,600

USE VALUE:

804,600 / 804,600

ASSESSED:

804,600 / 804,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
85		RIDGE ST, ARLINGTON

Legal Description		User Acct
		46060
		GIS Ref
		GIS Ref
		Insp Date
10/09/18		

## OWNERSHIP

Unit #:

Owner 1: HICKEY ROGER M JR/TRS &	
Owner 2: VERCILLO CORINNE T/TRS	
Owner 3: CORINNE T VERCILLO FMLY TRUST	

Street 1: 85 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	
Type:	

## PREVIOUS OWNER

Owner 1: HILL DAVID E--ETAL -	
Owner 2: ALLINGER DEBORAH F -	

Street 1: 85 RIDGE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1892 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.
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## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	
Topo	2

Street	
Gas:	

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8334		Sq. Ft.	Site		0	70.	0.80	12									469,014						469,000	

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILL DAVID E--E	59278-201		6/12/2012		584,000	No	No		
	16392-544		8/1/1985		168,900	No	No	Y	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2012	1498	Re-Roof	9,600	C				
5/16/1997	280		61,000					MOVE GAR/ADD 14X14

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
5/1/2013	Info Fm Prmt	EMK	Ellen K
2/12/2009	Inspected	276	PATRIOT
12/22/2008	Meas/Inspect	372	PATRIOT
4/3/2000	Inspected	276	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
7/30/1993		JS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

